

EXHIBIT LRP2006-00003:B

LAND USE ELEMENT – FRAMEWORK FOR PLANNING AMENDMENTS

- 1. Amend Chapter 6 of the Framework for Planning, Part I of the Land Use Element of the county General Plan, by adding the following language on Page 6-3 after the section entitled “Community Based TDC Programs”:**

Inclusionary Housing Ordinance

The inclusionary housing ordinance requires residential and commercial development to contribute towards the provision of affordable housing. Project applicants can choose from a variety of options to satisfy the ordinance requirements. Incentives are offered that encourage the production of affordable housing, including the granting of on-site density bonus units to residential projects.

Consistent with the applicable goals in Chapter 1 of this element, with the Housing Element, and with state Housing Law (California Government Code Section 65580 et. Seq.), the inclusionary housing ordinance generates housing opportunities for all economic segments of the County. There is a need to provide safe, affordable housing that is conveniently located near employment and public services, and away from areas of sensitive natural resources or known environmental hazards. The ordinance addresses the housing needs of employees who will come to work in new commercial developments, and of the employees who come to support and serve the population of new residential developments. The authority to establish the inclusionary housing ordinance is within the scope of police power established in Article XI, Section 7 of the California Constitution. The establishment of the ordinance is also an exercise of the county’s planning and zoning authority as set forth in the California Planning and Zoning Law, Title 7, Division One of the California Government Code.

The inclusionary housing ordinance supports the development of housing that is affordable to both senior and young households with incomes below 160 percent of median income. It also promotes the vitality of local businesses by ensuring that affordable housing is nearby.

The inclusionary housing ordinance is adopted in the Land Use Ordinance. The ordinance establishes the affordable housing requirements for residential development, and also the housing impact fee requirement for commercial development. The ordinance provides alternative methods of meeting the requirements along with Incentives to encourage the production of affordable housing units. One such incentive is the granting of on-site density bonus housing units to residential development, which may allow the project to exceed the density limit set by the applicable land use category. The ordinance provides the standards for developing affordable housing, or housing alternatives, and for securing long term affordability.

2. **Amend Chapter 6 of the Framework for Planning, Part I of the Land Use Element of the county General Plan, by adding the following language on Page 6-4 in the section entitled “Parcel Size Ranges”:**

Residential projects that meet the standards of the Inclusionary Housing Ordinance and qualify for on-site density bonus housing unit(s), and that solely because of the addition of the density bonus housing unit(s) will exceed the residential density limit set for the project site by the applicable land use category as shown in Table N, may be allowed to exceed the density limit where the project design conforms to the standards and criteria for the granting of density bonus unit(s) in the Land Use Ordinance.

3. **Amend Chapter 6 of the Framework for Planning, Part I of the Land Use Element of the county General Plan, by adding the following language to “Notes to Table N” on Page 6-6 as follows:**

6. A project may be approved at a density higher than otherwise allowed for the applicable land use category by Table N, where the site conforms to the standards and criteria for the use of TDCs in the Land Use Ordinance, or where the residential project design conforms to the standards and criteria for the use of inclusionary housing density bonus units in the Land Use Ordinance, and or as amended by the 2006 Dalidio Ranch initiative measure.